



## BUILDINGS BULLETIN 2017-008

### Technical

**Supersedes:** 2011-018

**Issuer:** Thomas Fariello, RA  
First Deputy Commissioner

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**Purpose:** This document clarifies the requirements for an elevator, ambulance stretcher accommodation, and standby power for such an elevator under the 2014 Building Code.

<b>Related Code/Zoning Section(s):</b>	BC 403.4.7.2	BC 1109.6.1	ICC A117.1 407.4.1
	BC 403.4.7.3	BC 2702.2.20	ICC A117.1 408.4.1
	BC 405.8	BC 3002.4	ICC A117.1 409.4.1
	BC 1104.4	BC 3003.1	ASME A17.1 5.2.1.16
	BC 1107.7.1	BC 3003.3	ASME A17.1 5.3.1.10

**Subject(s):** Elevator, five (5) stories; Elevator, standby power; Elevator, ambulance stretcher; Elevator, elevator-in-readiness; High-rise buildings, elevator; High-rise buildings, standby power; Underground buildings, standby power; standby power in Group B, Group E, Group R-1; Elevator, international symbol for emergency medical services; Elevator, private residence; Elevator, Limited Use Limited Application; Elevator, accessibility

#### I. Elevator required.

Section BC 3002.4 requires buildings five stories or more in height to have at least one elevator that provides access to all floors, regardless of the building's occupancy classification. However, other provisions in the 2014 NYC Construction Codes, such as sections BC 1104.4 and 1107.7.1, may require an elevator for the purposes of providing an accessible route regardless of the building's overall height.

#### II. Standby Power.

Standby power shall be provided to elevators in the following categories:

1. Elevator(s) in high-rise buildings covered by section BC 403.1, other than R-2 occupancies, as required by section BC 403.4.7.2
2. Elevator(s) in high-rise buildings covered by section BC 403.1 with R-2 occupancy that are more than 125 feet in height, as required by section BC 403.4.7.3
3. Elevator(s) in underground buildings, as required by section BC 405.8
4. Elevator(s) in certain Groups B, E, and R-1 occupancies, per section BC 2702.2.20
5. Elevator(s) serving as accessible means of egress, per section BC 1007.4.

Where standby power is required or furnished by an optional standby power system for elevators, BC 3003.1 shall govern the use of standby power during emergency operations.

### III. Elevator cab size.

- A. Stretcher-sized elevator cab.** Per section BC 3002.4.2, where elevators are provided in buildings five (5) stories or more in height, or in underground buildings as described in Section 405.1, at least one elevator cab that is designed to serve as elevator-in-readiness per section BC 3003.3 shall be sized to accommodate an ambulance stretcher (see FIGURE 1 for sample cab sizes). Such elevator shall be identified, per Section BC 3002.4.2, by the international symbol for Emergency Medical Services/Star of Life (see FIGURE 2). Standby power shall be required only where one or more of the conditions in Section II, above, is met.

**Exception from stretcher-sized elevator cab:**

1. Elevators that do not serve more than one individual dwelling unit, regardless of the height of a building or the number of stories, are not required to be sized to accommodate an ambulance stretcher.
2. Limited-Use/Limited-Application (LULA) elevators (25 feet maximum rise).

See Section III.B below for required cab sizes for such elevators.

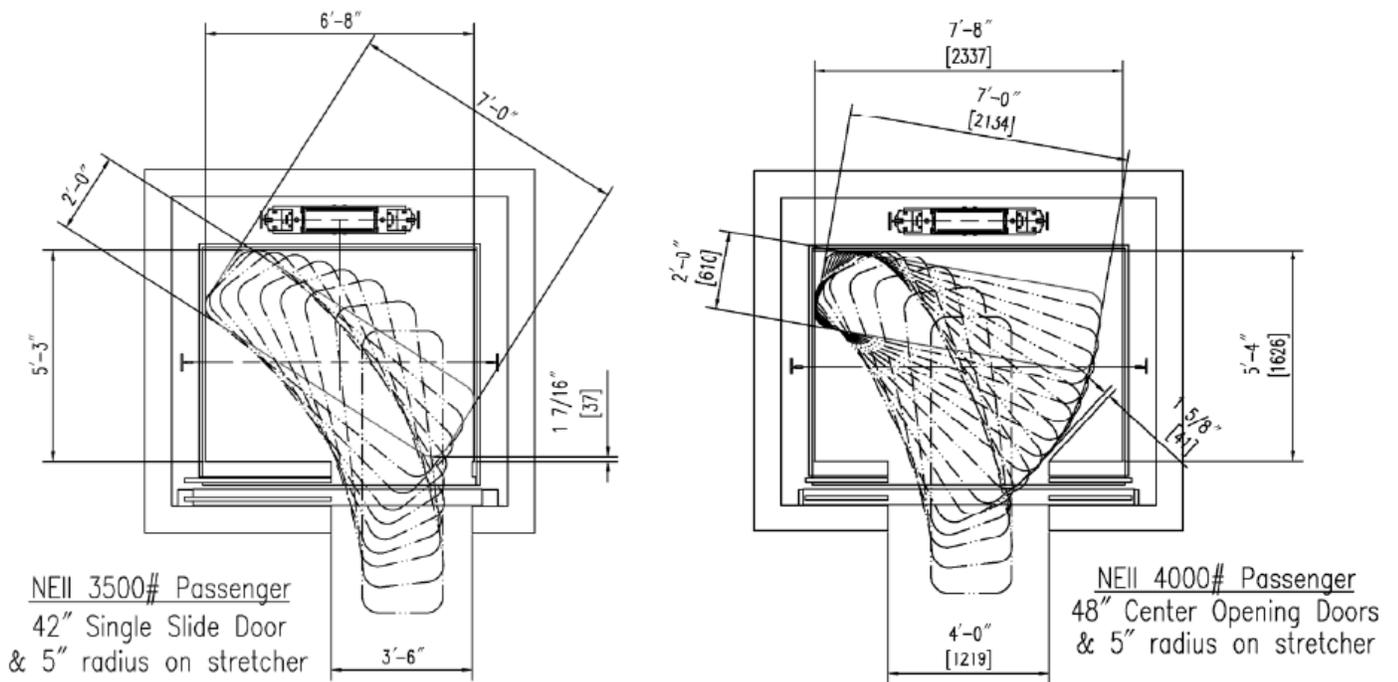
- B. Other elevator cabs.** For each elevator cab not required to be sized to accommodate an ambulance stretcher per Section III. A above, the elevator shall be sized as follows:

1. Passenger elevators. Passenger elevators that are on an accessible route shall meet the dimensional requirements in ICC A117.1-2009, section 407.4.1 (see FIGURE 3). Passenger elevators that are not on an accessible route are not subject to dimensional cab size requirements. Regardless of cab size, standby power is only required when one or more of the conditions in section II above, is met.
2. Limited-Use/Limited-Application (LULA) elevators (25 feet maximum rise). LULA elevators on an accessible route, where permitted pursuant to section BC 1109.6.1, shall meet the minimum dimensional requirements of ICC A117.1, Section 408.4.1 (see FIGURE 4). LULA elevators that are not on an accessible route are subject only to the maximum dimensional requirement of ASME A17.1, Section 5.2.1.16.1(b) as modified by Appendix K. Regardless of cab size, standby power is required only when one or more of the conditions in Section II, above, is met.
3. Private residence elevators (50 feet maximum rise). Within individual dwelling units in R-2 and R-3 occupancies, a private residence elevator may be permitted for convenience purposes or to serve as an accessible route.

**NOTE:** ASME A17.1 defines **Private Residence** as **a separate dwelling or a separate apartment in a multiple dwelling which is occupied only by the members of a single-family unit.**

Therefore, a private residence elevator is not permitted to serve more than one individual dwelling unit. Private residence elevators that are on an accessible route shall meet the minimum dimensional requirements of ICC A117.1, section 409.4.1. Private residence elevators that are not on an accessible route are subject only to the maximum dimensional requirement of ASME A17.1, Section 5.3.1.10. Private residence elevators shall not require standby power.

*(Figures continue on next page)*



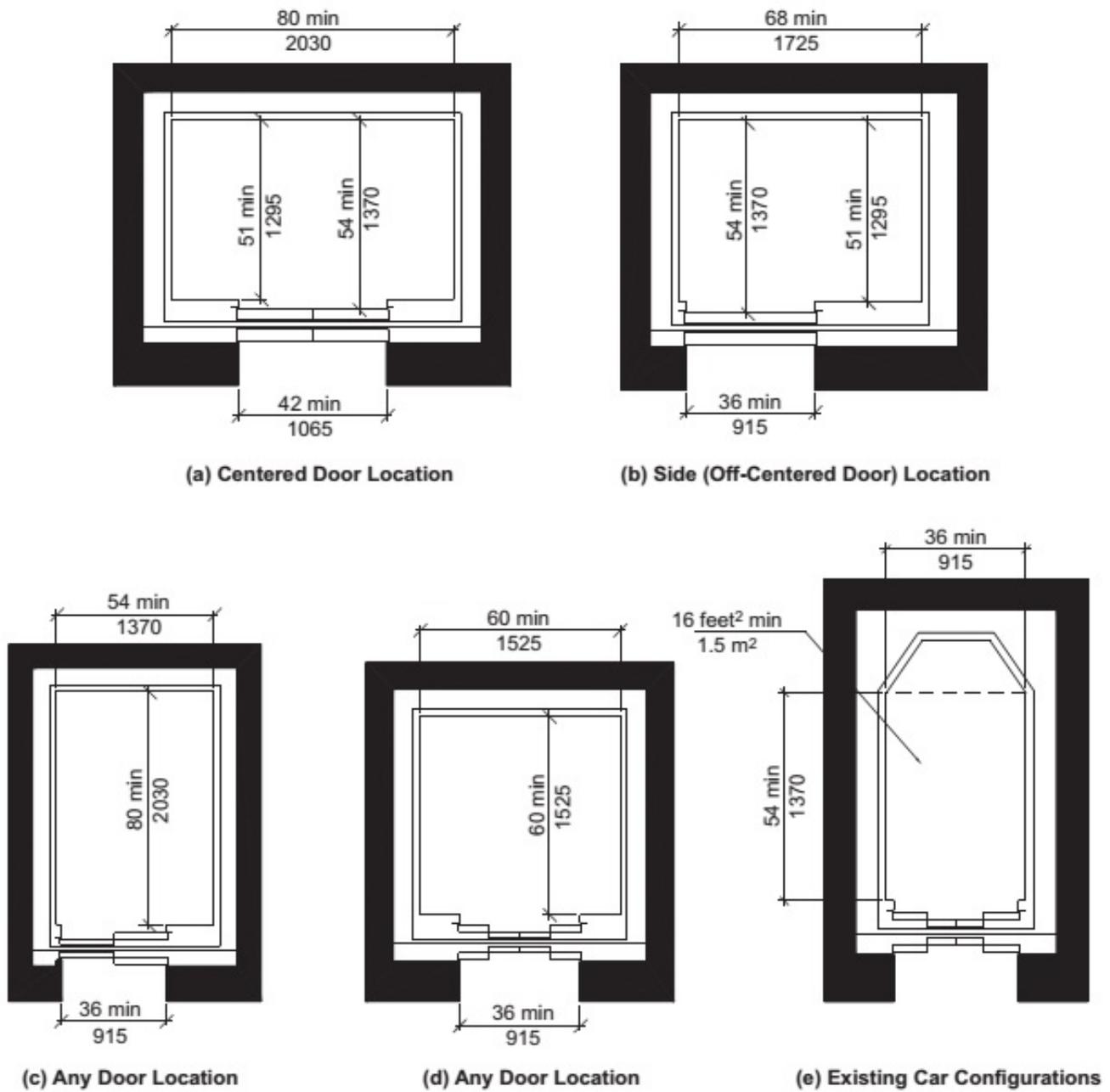
**FIGURE 1**

*Excerpt of FIGURES 3002.4(a) and 3002.4(b) of 2009 IBC Commentary  
Stretcher-sized elevator cars*



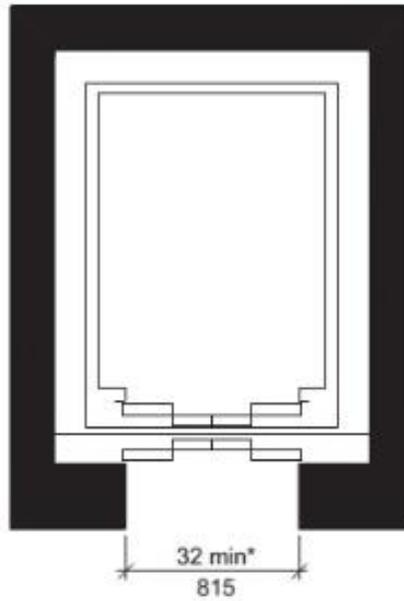
**FIGURE 2**

*Symbol for Emergency Medical Services (Star of Life)*



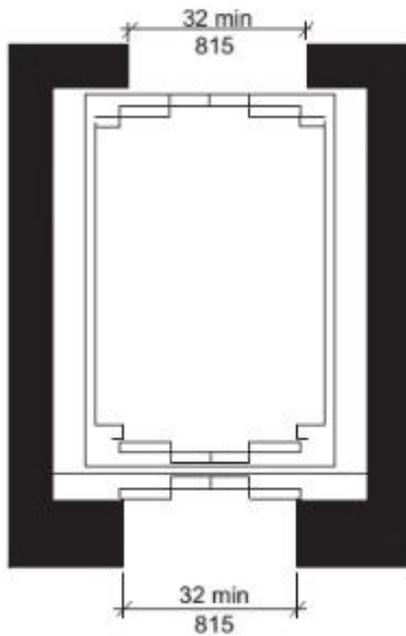
**FIGURE 3**

*Excerpt of FIGURE 407.4.1 of ICC A117.1-2009  
 Inside Dimensions of Elevator Cars*

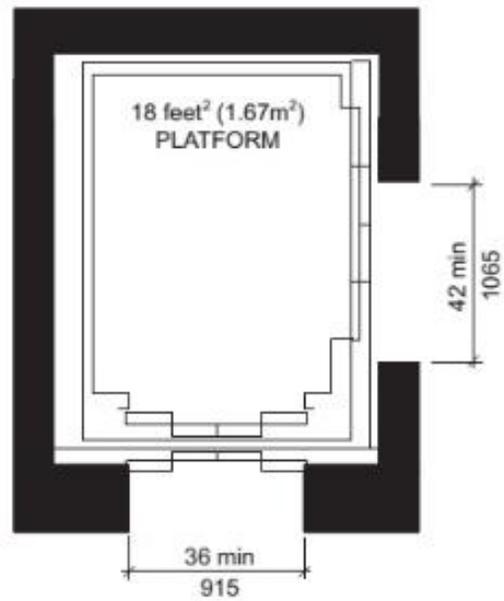


(a) Car with Single Door

\*Door opening size from Section 408.3.3



(b) Doors on Opposite Sides



(c) Doors on Adjacent Sides

**FIGURE 4**

*Excerpt of FIGURE 408.3.3 of ICC A117.1-2009  
 Inside Dimensions of Limited Use/Limited Application (LULA) Elevator Cars*